



Salisbury Street

Cranborne, Wimborne, BH21 5PU

SPENCERS
NEW FOREST





The Property

A stunning period home of early nineteenth century origins, which has recently undergone a comprehensive refurbishment by the current owner, and now provides a truly beautiful home offering modern day living with a wealth of character.

This fabulous house in the heart of Cranbornes' conservation area close to village amenities and country walks, has been successfully run as a B&B by the present owner. (Please contact agent for further details.)

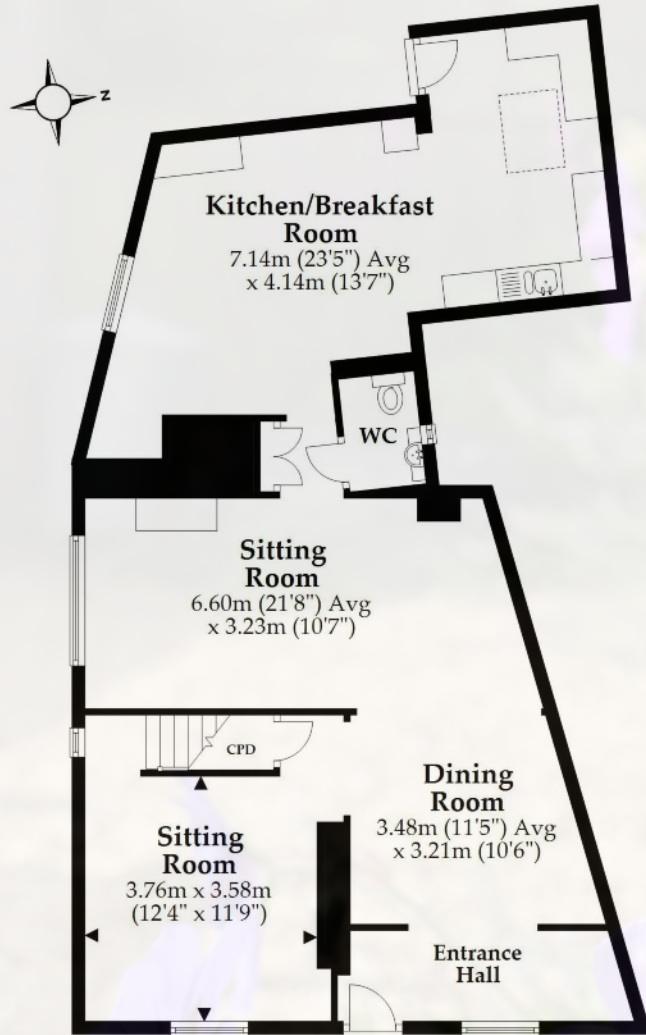
There are many superb features which include exceptional limestone flagstone floors throughout the ground floor living area, original and re-moulded fireplaces, exposed brick walls and beamed ceilings. Luxury period style bathroom/shower suites and a bespoke hand crafted kitchen with top of the range worksurfaces and high quality fittings.

- Picturesque, west facing garden, featuring a patio, shingled area and a pergola. The garden is not immediately adjacent to the rear of the property but is located by a shared access path.
- A stunning, modern fully integrated kitchen, with ample dining space featuring quartz worktops as well as a vaulted ceiling with skylight
- Substantial living space, with a welcoming reception room and formal dining area along with a lounge featuring an Inglenook fireplace with brand new stove and open brick surround
- Limestone flooring throughout the ground floor
- Upstairs, there are four spacious bedrooms, two of which benefit from fitted wardrobes and an extra room situated on the second floor, currently used as a B&B space
- Generously sized bathroom with shower and bath, complete with porcelain tiles with parquet effect
- Impressive master bedroom serviced by a three piece ensuite to the with Victorian style tiling
- Combination of original beams as well as new oak beams
- Unique blend of characterful features, fused with modern living at its finest
- UPVC heritage windows throughout

FLOOR PLAN

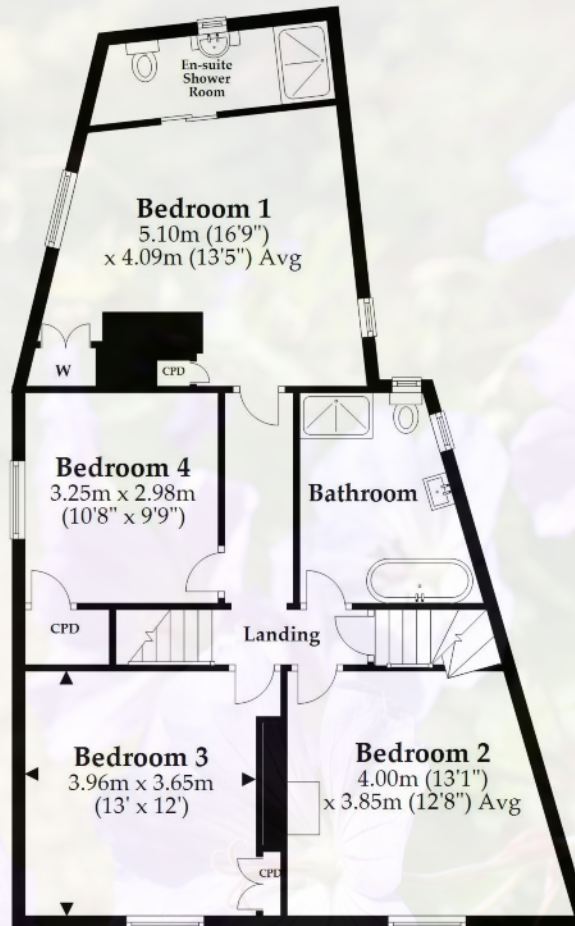
Ground Floor

Approx. 96.3 sq. metres (1036.5 sq. feet)



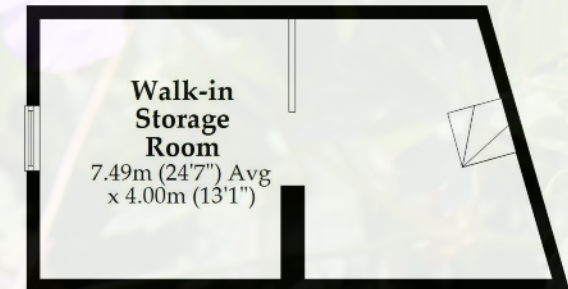
First Floor

Approx. 83.7 sq. metres (900.8 sq. feet)



Second Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



Total area: approx. 209.3 sq. metres (2252.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





Cranborne Manor House

Situation

This peaceful and pretty village has a village shop/post office, a 1st and a middle school (both very highly praised by Ofsted), several good public houses, two hotels with restaurants which also include a Country Club and a Stately Home - Cranborne Manor incorporating a garden centre and tea rooms. The medieval village lies within the beautiful countryside of Cranborne Chase, designated as an area of outstanding natural beauty.

Services

Energy Performance Rating: E Current: 51 Potential: 73
Council Tax Band: D
Mains Drainage and Oil Fired Central Heating
Available download speeds of 80 Mbps (Superfast)



Cranborne Chase



Directions

From Ringwood, join the B3081 heading towards Verwood. After about half a mile, turn right into Harbridge Drive, signposted to Alderholt. Continue to Alderholt, and at the T junction, turn left onto the B3078. Proceed along this road for approximately 6 miles on Hare Lane towards Cranborne. At the end of the road, take the next right and then take the next left and the property is situated on the left hand side.



Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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